TREE IDENTIFICATION

TREE/SPECIES	SIZE (DBH)	RETAINED
145. ASH	(18")	OFF SITE
147. MAPLE	12"	YES
148. CEDAR	20"	YES
150. MAPLE	(20")	OFF SITE
173. WALNUT	8"	YES
195. MAPLE	14"	YES
196. MAPLE	26"	YES
224. DOUG FIR	(27")	OFF SITE
225. DOUG FIR	(34")	OFF SITE
226. DOUG FIR	(32")	OFF SITE
230. CEDAR	(15")	OFF SITE
231. CEDAR	(15")	OFF SITE
232. CEDAR	(12")	OFF SITE
233. DOUG FIR	(24")	OFF SITE
234. DOUG FIR	(28")	OFF SITE
235. CEDAR	(12")	OFF SITE
236. CEDAR	(24")	OFF SITE
237. CEDAR	(8")	OFF SITE
267. STEWARTIA	10"	YES
277. STEWARTIA	10"	YES
TOTAL DBH = 100" / 100% RETENTION		

SITE CALCULATIONS (EXISTING)

LOT AREA
24,584 SF GROSS LOT AREA

STRUCTURE COVERAGE CALCULATION
24,584 SF GROSS LOT AREA
-13,864 SF STEEP SLOPE AREA
10,720 SF NET LOT AREA
x 40%
4,288 SF ALLOWABLE LOT STRUCTURE COVERAGE

1,985 SF HOUSE/GARAGE
200 SF DECK
113 SF SHED
2,298 SF/21.4% TOTAL EXISTING STRUCTURE COVERAGE

IMPERVIOUS SURFACE CALCULATION
24,584 SF GROSS LOT AREA
x 50%
12,292 SF ALLOWABLE IMPERVIOUS COVERAGE

2,320 SF HOUSE/GARAGE ROOF (including eaves)
155 SF DECK (excluding portion u/ eaves)
138 SF PATIO (excluding portion u/ eaves & deck)
1,696 SF DRIVEWAY (excluding portion u/ eaves)
281 SF PORCH (excluding portion u/ eaves)
113 SF SHED
2,243 SF GRAVEL AREA
6,946 SF/28.3% TOTAL EXISTING IMPERVIOUS SURFACE

F.A.R. CALCULATION
N/A (ADDING LESS THAN 20% OF GROSS FLOOR AREA)

MINIMUM GREENSCAPE % OF FRONT YARD
2,022 SF FRONT YARD AREA
x 50%
1,011 SF MINIMUM GREENSCAPE

697 SF/34.4% TOTAL GREENSCAPE

SITE INFO

STREET ADDRESSES:
3721 120th Ave SE

PARCEL #:
544830-0120

LEGAL DESCRIPTION:
LOT 7, BLOCK 2, MERCER ADDITION ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 17 OF PLATS ON PAGE 8 IN KING COUNTY, WASHINGTON.

ZONING

ZONING:
R-5

SINGLE FAMILY SETBACKS.
FRONT = 20'-0"
REAR = 20'-0"
SIDE = 5'/15' MIN.

GREEN SPACE
50% FRONT YARD

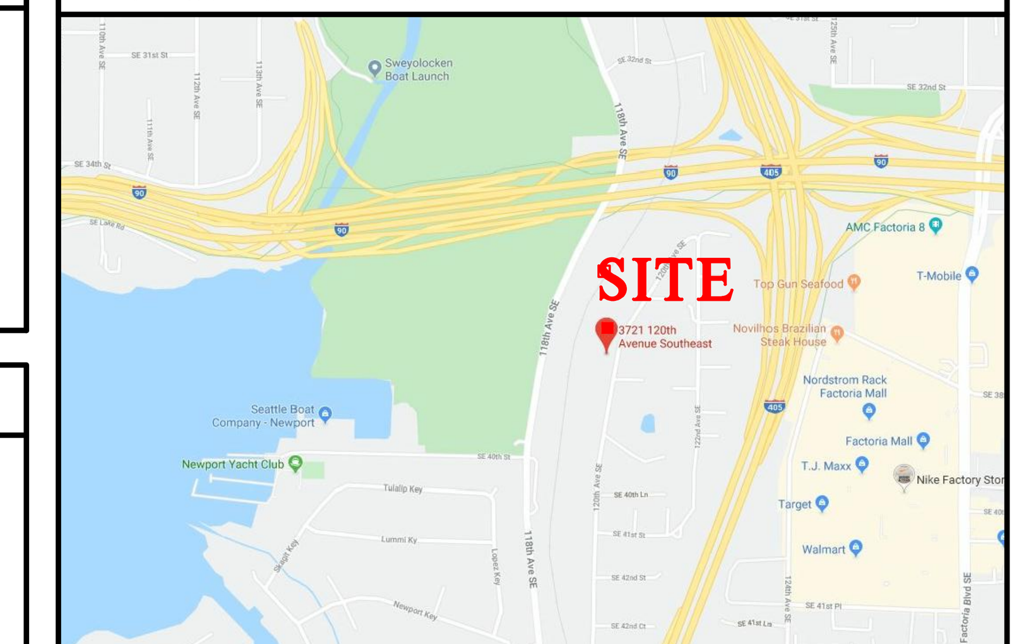
HEIGHT LIMIT
30'/35' ABOVE A.B.E.

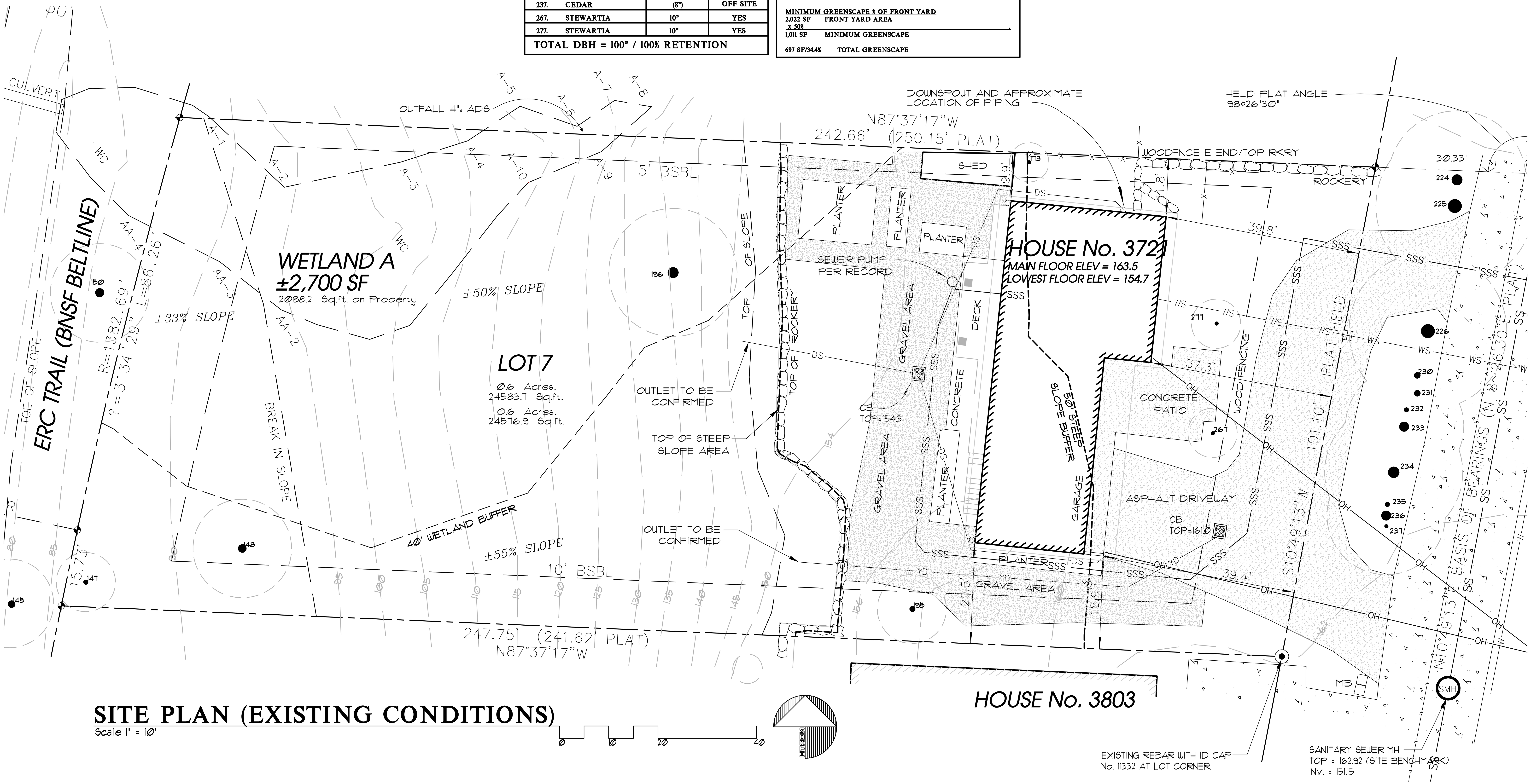
IMPERVIOUS SURFACE
50%

FLOOR AREA RATIO
50%

STRUCTURE COVERAGE
40%

VICINITY MAP





SITE PLAN (EXISTING CONDITIONS)

Scale 1" = 10'

0 10 20 40

REGISTERED ARCHITECT 5079 JOHN KAPPLER STATE OF WASHINGTON
ORIGINAL SIGNATURE REQUIRED

Date	By	Description
12/11/19	SM	CRITICAL AREA SUBMITTAL

Baches Deck

Parcel #544830-0120
3721 120th Ave SE Bellevue, WA 98006

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1-800-888-4517
www.kapplerhomeplans.com

TITLE
JOB NO.: 19071.14
STARTING NO.: NONE

SHEET
A1

TREE IDENTIFICATION

TREE/SPECIES		SIZE (DBH)	RETAINED
145.	ASH	(18")	OFF SITE
147.	MAPLE	12"	YES
148.	CEDAR	20"	YES
150.	MAPLE	(20")	OFF SITE
173.	WALNUT	8"	YES
195.	MAPLE	14"	YES
196.	MAPLE	26"	YES
224.	DOUG FIR	(27")	OFF SITE
225.	DOUG FIR	(34")	OFF SITE
226.	DOUG FIR	(32")	OFF SITE
230.	CEDAR	(15")	OFF SITE
231.	CEDAR	(15")	OFF SITE
232.	CEDAR	(12")	OFF SITE
233.	DOUG FIR	(24")	OFF SITE
234.	DOUG FIR	(28")	OFF SITE
235.	CEDAR	(12")	OFF SITE
236.	CEDAR	(24")	OFF SITE
237.	CEDAR	(8")	OFF SITE
267.	STEWARTIA	10"	YES
277.	STEWARTIA	10"	YES

TOTAL DBH = 100" / 100% RETENTION

SITE CALCULATIONS (PROPOSED)

LOT AREA
24,584 SF GROSS LOT AREA

STRUCTURE COVERAGE CALCULATION
24,584 SF GROSS LOT AREA
-13,864 SF STEEP SLOPE AREA
10,720 SF NET LOT AREA
x 40%
4,288 SF ALLOWABLE LOT STRUCTURE COVERAGE

1,985 SF HOUSE/GARAGE (NO CHANGE)
994 SF DECK (+794 SF)
0 SF SHED (-113 SF)
2,979 SF/27.7% TOTAL PROPOSED STRUCTURE COVERAGE
(+681 SF/+6.3%)

IMPERVIOUS SURFACE CALCULATION
24,584 SF GROSS LOT AREA
x 50%
12,292 SF ALLOWABLE IMPERVIOUS COVERAGE

2,320 SF HOUSE/GARAGE ROOF (including eaves) (NO CHANGE)
909 SF DECK (excluding portion u/ eaves) (+754 SF)
244 SF PATIO (excluding portion u/ eaves & deck) (+96 SF)
1,696 SF DRIVEWAY (excluding portion u/ eaves) (NO CHANGE)
281 SF PORCH (excluding portion u/ eaves) (NO CHANGE)
0 SF SHED (-113 SF)
90 SF NEW WALKWAY & LANDING (+90 SF)
0 SF GRAVEL AREA (-2,153 SF)
5,530 SF/22.4% TOTAL PROPOSED IMPERVIOUS SURFACE
(-1,416 SF/-5.9%)

F.A.R. CALCULATION
N/A (ADDING LESS THAN 20% OF GROSS FLOOR AREA)

MINIMUM GREENSCAPE % OF FRONT YARD
2,022 SF FRONT YARD AREA
x 50%
1,011 SF MINIMUM GREENSCAPE
697 SF/34.4% TOTAL GREENSCAPE (NO CHANGE)

SITE INFO

STREET ADDRESSES:
3721 120th Ave SE

PARCEL #:
544830-0120

LEGAL DESCRIPTION:
LOT 7, BLOCK 2, MERCER ADDITION ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 17 OF PLATS ON PAGE 8 IN KING COUNTY, WASHINGTON.

ZONING

ZONING:
R-5

SINGLE FAMILY SETBACKS
FRONT = 20'-0"
REAR = 20'-0"
SIDE = 5'/15' MIN.

HEIGHT LIMIT
30'/35' ABOVE A.B.E.

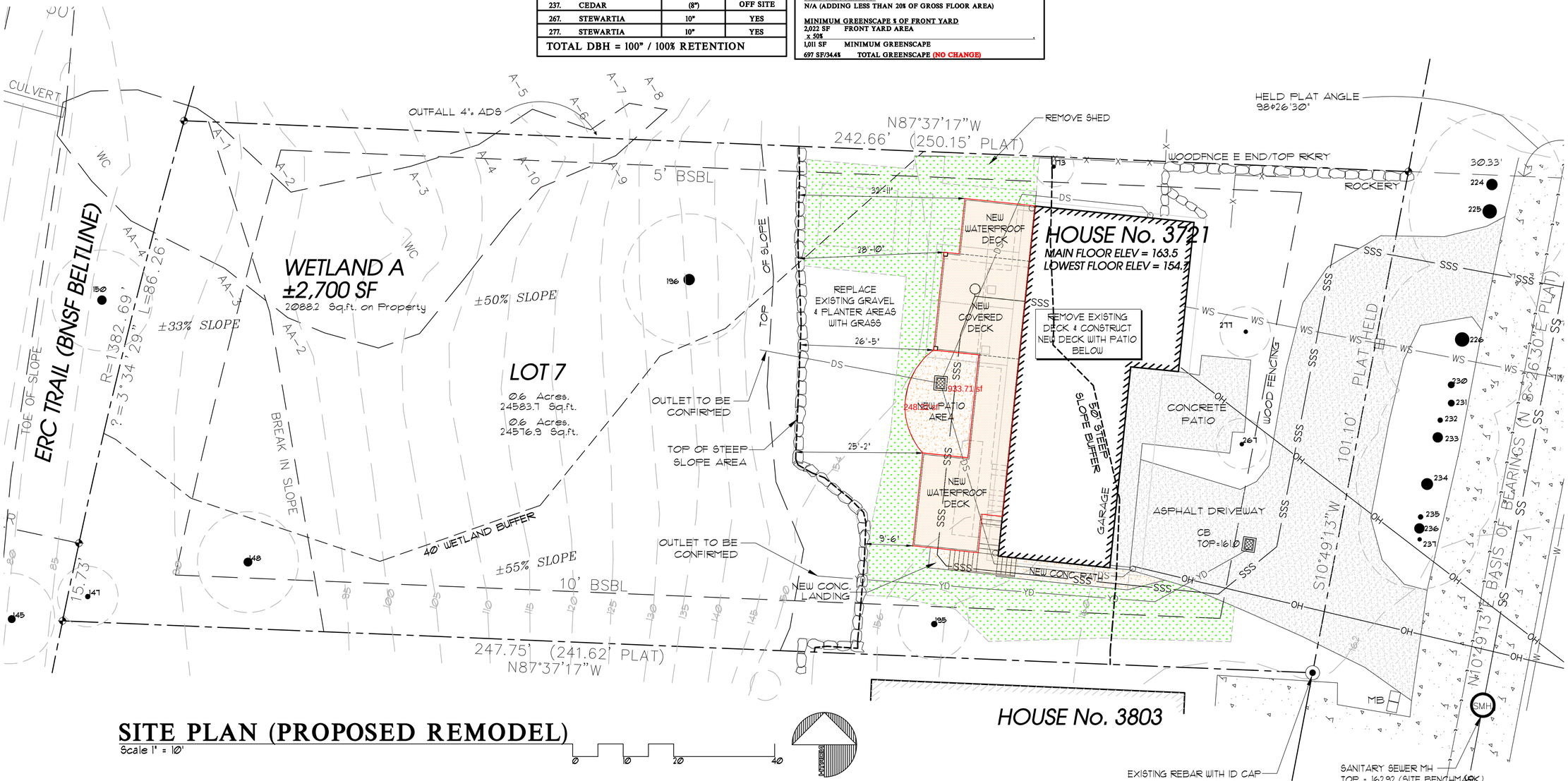
IMPERVIOUS SURFACE
50%

FLOOR AREA RATIO
50%

GREEN SPACE
50% FRONT YARD

STRUCTURE COVERAGE
40%

VICINITY MAP



SITE PLAN (PROPOSED REMODEL)

Scale 1" = 10'

0 10 20 40

DISCIPLINED ARCHITECTURAL INNOVATIONS
ORIGINAL SIGNATURE REQUIRED

Date	By	Description
12/1/19	SM	CRITICAL AREA SUBMITTAL

Baches Deck

Parcel #544830-0120
3721 120th Ave SE
Bellevue, WA 98006

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1-800-888-4517
www.kaprielchomeplans.com

TITLE

JOB NO.: 1907L14
STARTING NO.: NONE

SHEET
A2

Altmann Oliver Associates, LLC

PO Box 578 Carnation, WA 98014 Office (425) 333-4535 Fax (425) 333-4509

AOA
Environmental
Planning &
Landscape
Architecture

January 8, 2020

AOA-5961

Elya Baches
3721 – 120th Ave. SE
Bellevue, WA 98006

SUBJECT: **Critical Areas Study and Habitat Assessment for Baches Residence Bellevue, WA (Parcel 544830-0120)**

Dear Elya:

On May 14, 2019 AOA conducted a wetland reconnaissance on the subject property utilizing the methodology outlined in the May 2010 *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region (Version 2.0)*. The eastern portion of the site is currently developed with your single-family residence and associated maintained yard. The western and central portion of the site slopes moderately to steeply down from east to west and is vegetated with dense blackberry and scattered trees.

Wetland A

One wetland (Wetland A) was identified and delineated on the slope in the western portion of the site. The boundary of Wetland A was subsequently surveyed and is depicted on **Figure 1**. Wetland A is hydrologically supported by groundwater seepage and also collected runoff discharged into the wetland via a culvert located on the adjacent property to the north. The source of the runoff is currently unknown.

Wetland A is considered a Slope Hydrogeomorphic (HGM) class and is vegetated with a scrub-shrub plant community dominated by Himalayan blackberry (*Rubus armeniacus*), reed canarygrass (*Phalaris arundinacea*), giant horsetail (*Equisetum telmateia*), lady fern (*Athyrium filix-femina*), and climbing nightshade (*Solanum dulcamara*).

Attachment A contains data sheets prepared for a representative location in both the wetland and upland. These data sheets document the vegetation, soils, and hydrology information that aided in the wetland boundary delineation.

Wetland A meets the criteria for a Category IV wetland (**Attachment B**). Category IV wetlands require a standard 40-foot buffer from the wetland edge per LUC 20.25H.035.A.

The top of the steep slope on the property has been surveyed. Steep slopes require a standard 50-foot buffer from the top of the slope. Since the wetland is located entirely on the slope, the 50-foot top of slope buffer would be most restrictive. The buffer area above the top of slope currently consists entirely of existing gravel and yard that does not provide any significant functional benefit to the wetland.

Proposed Project

The proposed project consists of the expansion and re-configuration of the decks along the western side of the existing residence. The geotechnical engineer has determined that the standard steep slope buffer can be reduced to accommodate this work. No native vegetation will be removed from within the steep slope or wetland buffer as part of the project.

The only work proposed within the wetland buffer will be the removal of existing impervious surface and seeding with a grass mix. As part of the project, the total amount of impervious surface within the buffers on the site will decrease (**Figure 2**). Since there will be no loss of native vegetation and there will be a decrease in impervious surfaces, no mitigation plantings should be required.

Habitat Assessment

Twenty-three (23) species have been designated by the City of Bellevue as species of local importance (LUC 20.25H.150). Since there will be no loss of native vegetation or any removal of habitat features as part of the project, there will be no impact to any of these 23 species. Furthermore, since there will be an overall decrease in impervious surfaces within the buffers on the site as part of the project, no compensatory mitigation should be required.

If you have any questions regarding the delineation, please give me a call.

Sincerely,

ALTMANN OLIVER ASSOCIATES, LLC

John Altmann
Ecologist

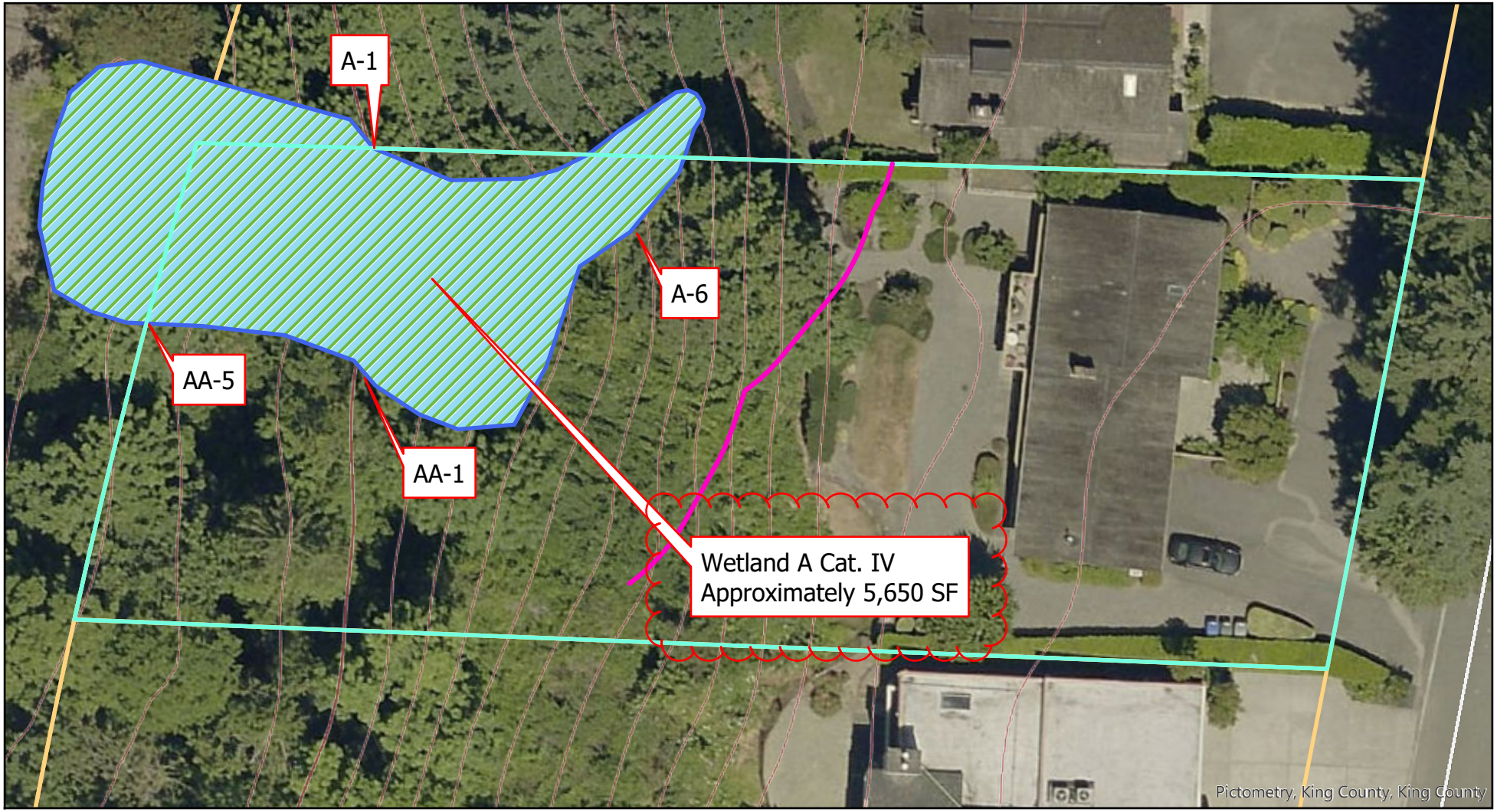
Attachments

3721 120th Ave SE
Bellevue, WA 98006
City of Bellevue
Parcel: 544830-0120

Critical Areas Map

Altmann Oliver Associates, LLC
PO Box 578 Carnation, WA 98014 Office (425) 333-4535 Fax (425) 333-4509
AOA
Environmental
Planning &
Landscape
Architecture

AOA - 5961



King_County_Parcels
Subject Property Parcel: 544830-0120
Approximate Wetland A Cat. IV
Approximate 40' Buffer for Wetland A

0 10 20 40 60 80 US Feet

N

ATTACHMENT A
DATA SHEETS

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project Site: 3721 120th Ave SE Parcel:544830-0120 City/County: Bellevue/ Sampling Date: 5-14-19

Applicant/Owner: Baches State: WA Sampling Point: DP#1

Investigator(s): John Altmann, Jason Panzera Section, Township, Range: S9 T24N R5E

Landform (hillslope, terrace, etc.): Slope Local relief (concave, convex, none): ____ Slope (%): ____

Subregion (LRR): A Lat: 47.5768 Long: -122.17991 Datum: ____

Soil Map Unit Name: AgD NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)

Are Vegetation ☐, Soil ☐, or Hydrology ☐, significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐

Are Vegetation ☐, Soil ☐, or Hydrology ☐, naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes	☒	No	☐	
Hydric Soil Present?	Yes	☒	No	☐	**Is the Sampled Area within a Wetland?** **Yes** ☒ **No** ☐
Wetland Hydrology Present?	Yes	☒	No	☐	

Remarks: 10' Into Wetland off A-1

VEGETATION – Use scientific names of plants

Tree Stratum (Plot size: 10')	Absolute % Cover	Dominant Species?	Indicator Status
1. ____	____	____	____
2. ____	____	____	____
3. ____	____	____	____
4. ____	____	____	____
50% = ____, 20% = ____	____	= Total Cover	
Sapling/Shrub Stratum (Plot size: 10')			
1. *Rubus armeniacus*	30	yes	FAC
2. ____	____	____	____
3. ____	____	____	____
4. ____	____	____	____
5. ____	____	____	____
50% = ____, 20% = ____	____	= Total Cover	
Herb Stratum (Plot size: 10')			
1. *Phalaris arundinacea*	70	yes	FACW
2. *Equisetum telmateia*	20	yes	FACW
3. ____	____	____	____
4. ____	____	____	____
5. ____	____	____	____
6. ____	____	____	____
7. ____	____	____	____
8. ____	____	____	____
9. ____	____	____	____
10. ____	____	____	____
11. ____	____	____	____
50% = ____, 20% = ____	____	= Total Cover	
Woody Vine Stratum (Plot size: 10')			
1. *Solanum dulcamara*	25	yes	FAC
2. ____	____	____	____
50% = ____, 20% = ____	____	= Total Cover	

% Bare Ground in Herb Stratum ____

Dominance Test Worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 4 (A)

Total Number of Dominant Species Across All Strata: 4 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	____	x1 =	____
FACW species	____	x2 =	____
FAC species	____	x3 =	____
FACU species	____	x4 =	____
UPL species	____	x5 =	____
Column Totals:	____ (A)		____ (B)

Prevalence Index = B/A = ____

Hydrophytic Vegetation Indicators:

☐ 1 – Rapid Test for Hydrophytic Vegetation

☒ 2 - Dominance Test is >50%

☐ 3 - Prevalence Index is ≤3.0[1]

☐ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

☐ 5 - Wetland Non-Vascular Plants[1]

☐ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes** ☒ **No** ☐

Remarks:

Project Site: 3721 120th Ave SE
Parcel:544830-0120

SOIL

Sampling Point: DP#1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-16	10 YR 3/1	100					Silty Clay	

[1]Type: C= Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ☐ Histosol (A1)
- ☐ Histic Epipedon (A2)
- ☐ Black Histic (A3)
- ☐ Hydrogen Sulfide (A4)
- ☐ Depleted Below Dark Surface (A11)
- ☒ Thick Dark Surface (A12)
- ☐ Sandy Mucky Mineral (S1)
- ☐ Sandy Gleyed Matrix (S4)
- ☐ Sandy Redox (S5)
- ☐ Stripped Matrix (S6)
- ☐ Loamy Mucky Mineral (F1) **(except MLRA 1)**
- ☐ Loamy Gleyed Matrix (F2)
- ☐ Depleted Matrix (F3)
- ☐ Redox Dark Surface (F6)
- ☐ Depleted Dark Surface (F7)
- ☐ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ☐ 2 cm Muck (A10)
- ☐ Red Parent Material (TF2)
- ☐ Very Shallow Dark Surface (TF12)
- ☐ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type:

Depth (inches):

Hydric Soils Present? **Yes** ☒ **No** ☐

Remarks: compacted gravel at 16"

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ☒ Surface Water (A1)
- ☒ High Water Table (A2)
- ☒ Saturation (A3)
- ☐ Water Marks (B1)
- ☐ Sediment Deposits (B2)
- ☐ Drift Deposits (B3)
- ☐ Algal Mat or Crust (B4)
- ☐ Iron Deposits (B5)
- ☐ Surface Soil Cracks (B6)
- ☐ Inundation Visible on Aerial Imagery (B7)
- ☐ Sparsely Vegetated Concave Surface (B8)
- ☐ Water-Stained Leaves (B9) **(except MLRA 1, 2, 4A, and 4B)**
- ☐ Salt Crust (B11)
- ☐ Aquatic Invertebrates (B13)
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres along Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Stunted or Stresses Plants (D1) **(LRR A)**
- ☐ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ☐ Water-Stained Leaves (B9) **(MLRA 1, 2, 4A, and 4B)**
- ☐ Drainage Patterns (B10)
- ☐ Dry-Season Water Table (C2)
- ☐ Saturation Visible on Aerial Imagery (C9)
- ☐ Geomorphic Position (D2)
- ☐ Shallow Aquitard (D3)
- ☐ FAC-Neutral Test (D5)
- ☐ Raised Ant Mounds (D6) **(LRR A)**
- ☐ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present?	Yes	☒	No	☐	Depth (inches):	surface
Water Table Present?	Yes	☒	No	☐	Depth (inches):	surface
Saturation Present? (includes capillary fringe)	Yes	☒	No	☐	Depth (inches):	surface

Wetland Hydrology Present? **Yes** ☒ **No** ☐

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project Site: 3721 120th Ave SE Parcel:544830-0120 City/County: Bellevue/ Sampling Date: 5-14-19

Applicant/Owner: Baches State: WA Sampling Point: DP#2

Investigator(s): John Altmann, Jason Panzera Section, Township, Range: S9 T24N R5E

Landform (hillslope, terrace, etc.): Slope Local relief (concave, convex, none): ____ Slope (%): ____

Subregion (LRR): A Lat: 47.5768 Long: -122.17991 Datum: ____

Soil Map Unit Name: AgD NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)

Are Vegetation ☐, Soil ☐, or Hydrology ☐, significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐

Are Vegetation ☐, Soil ☐, or Hydrology ☐, naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ☐	No ☒	**Is the Sampled Area within a Wetland?**	**Yes ☐ No ☒**
Hydric Soil Present?	Yes ☐	No ☒		
Wetland Hydrology Present?	Yes ☐	No ☒		

Remarks: 10' Into upland off A-1

VEGETATION – Use scientific names of plants

Tree Stratum (Plot size: 10;)	Absolute % Cover	Dominant Species?	Indicator Status
1. *Acer macrophyllum*	100	yes	FACU
2.			
3.			
4.			
50% = ____, 20% = ____		= Total Cover	
Sapling/Shrub Stratum (Plot size: 10')			
1. *Corylus cornuta*	30	yes	FACU
2. *Rubus armeniacus*	30	yes	FAC
3.			
4.			
5.			
50% = ____, 20% = ____		= Total Cover	
Herb Stratum (Plot size: 10')			
1. *Polystichum munitum*	25	yes	FACU
2. *Equesetum telmateia*	10	yes	FACW
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
50% = ____, 20% = ____		= Total Cover	
Woody Vine Stratum (Plot size: 10')			
1.			
2.			
50% = ____, 20% = ____		= Total Cover	
% Bare Ground in Herb Stratum ____			

Dominance Test Worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC:	2	(A)
Total Number of Dominant Species Across All Strata:	5	(B)
Percent of Dominant Species That Are OBL, FACW, or FAC:	40	(A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	____	x1 =	____
FACW species	10	x2 =	20
FAC species	30	x3 =	90
FACU species	155	x4 =	620
UPL species	____	x5 =	____
Column Totals:	195 (A)		730 (B)

Prevalence Index = B/A = 3.74

Hydrophytic Vegetation Indicators:

- ☐ 1 – Rapid Test for Hydrophytic Vegetation
- ☐ 2 - Dominance Test is >50%
- ☐ 3 - Prevalence Index is ≤3.0[1]
- ☐ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- ☐ 5 - Wetland Non-Vascular Plants[1]
- ☐ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes ☐ No ☒**

Remarks:

Project Site: 3721 120th Ave SE
Parcel:544830-0120

SOIL

Sampling Point: DP#2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-15	10 YR 4/3	100					GSL	Gravelly Sandy Loam

[1]Type: C= Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ☐ Histosol (A1)
- ☐ Histic Epipedon (A2)
- ☐ Black Histic (A3)
- ☐ Hydrogen Sulfide (A4)
- ☐ Depleted Below Dark Surface (A11)
- ☐ Thick Dark Surface (A12)
- ☐ Sandy Mucky Mineral (S1)
- ☐ Sandy Gleyed Matrix (S4)
- ☐ Sandy Redox (S5)
- ☐ Stripped Matrix (S6)
- ☐ Loamy Mucky Mineral (F1) **(except MLRA 1)**
- ☐ Loamy Gleyed Matrix (F2)
- ☐ Depleted Matrix (F3)
- ☐ Redox Dark Surface (F6)
- ☐ Depleted Dark Surface (F7)
- ☐ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ☐ 2 cm Muck (A10)
- ☐ Red Parent Material (TF2)
- ☐ Very Shallow Dark Surface (TF12)
- ☐ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type:

Depth (inches):

Hydric Soils Present? **Yes** ☐ **No** ☒

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ☐ Surface Water (A1)
- ☐ High Water Table (A2)
- ☐ Saturation (A3)
- ☐ Water Marks (B1)
- ☐ Sediment Deposits (B2)
- ☐ Drift Deposits (B3)
- ☐ Algal Mat or Crust (B4)
- ☐ Iron Deposits (B5)
- ☐ Surface Soil Cracks (B6)
- ☐ Inundation Visible on Aerial Imagery (B7)
- ☐ Sparsely Vegetated Concave Surface (B8)
- ☐ Water-Stained Leaves (B9) **(except MLRA 1, 2, 4A, and 4B)**
- ☐ Salt Crust (B11)
- ☐ Aquatic Invertebrates (B13)
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres along Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Stunted or Stresses Plants (D1) **(LRR A)**
- ☐ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ☐ Water-Stained Leaves (B9) **(MLRA 1, 2, 4A, and 4B)**
- ☐ Drainage Patterns (B10)
- ☐ Dry-Season Water Table (C2)
- ☐ Saturation Visible on Aerial Imagery (C9)
- ☐ Geomorphic Position (D2)
- ☐ Shallow Aquitard (D3)
- ☐ FAC-Neutral Test (D5)
- ☐ Raised Ant Mounds (D6) **(LRR A)**
- ☐ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present? Yes ☐ No ☒ Depth (inches):

Water Table Present? Yes ☐ No ☒ Depth (inches):

Saturation Present? (includes capillary fringe) Yes ☐ No ☒ Depth (inches):

Wetland Hydrology Present? **Yes** ☐ **No** ☒

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks: Dry

ATTACHMENT B
WETLAND RATING

Wetland name or number A

RATING SUMMARY – Western Washington

Name of wetland (or ID #): Parcel 544830-0120 Date of site visit: 5/14/2019

Rated by Altmann Trained by Ecology? ☑ Yes ☐ No Date of training 03/08 & 03/15

HGM Class used for rating Slope Wetland has multiple HGM classes? ☐ Yes ☑ No

NOTE: Form is not complete with out the figures requested (*figures can be combined*).
Source of base aerial photo/map King County iMAP

OVERALL WETLAND CATEGORY IV (based on functions ☑ or special characteristics ☐)

1. Category of wetland based on FUNCTIONS

_____ **Category I** - Total score = 23 - 27
_____ **Category II** - Total score = 20 - 22
_____ **Category III** - Total score = 16 - 19
X **Category IV** - Total score = 9 - 15

FUNCTION	Improving Water Quality	Hydrologic	Habitat	
	List appropriate rating (H, M, L)			
Site Potential	M	L	L	
Landscape Potential	M	M	L	
Value	H	L	L	**Total**
Score Based on Ratings	7	4	3	**14**

Score for each function based on three ratings (*order of ratings is not important*)

9 = H, H, H
8 = H, H, M
7 = H, H, L
7 = H, M, M
6 = H, M, L
6 = M, M, M
5 = H, L, L
5 = M, M, L
4 = M, L, L
3 = L, L, L

2. Category based on SPECIAL CHARACTERISTICS of wetland

CHARACTERISTIC	Category
Estuarine	
Wetland of High Conservation Value	
Bog	
Mature Forest	
Old Growth Forest	
Coastal Lagoon	
Interdunal	
None of the above	**X**

SLOPE WETLANDS

Water Quality Functions - Indicators that the site functions to improve water quality

S 1.0. Does the site have the potential to improve water quality?	
S 1.1. Characteristics of the average slope of the wetland: (*a 1% slope has a 1 ft vertical drop in elevation for every 100 ft of horizontal distance*) Slope is 1% or less — points = 3 Slope is > 1% - 2% — points = 2 Slope is > 2% - 5% — points = 1 Slope is greater than 5% — points = 0	0
S 1.2. The soil 2 in below the surface (or duff layer) is true clay or true organic (*use NRCS definitions*): Yes = 3 No = 0	3
S 1.3. Characteristics of the plants in the wetland that trap sediments and pollutants: Choose the points appropriate for the description that best fits the plants in the wetland. *Dense means you have trouble seeing the soil surface (>75% cover), and uncut means not grazed or mowed and plants are higher than 6 in.* Dense, uncut, herbaceous plants > 90% of the wetland area — points = 6 Dense, uncut, herbaceous plants > ½ of area — points = 3 Dense, woody, plants > ½ of area — points = 2 Dense, uncut, herbaceous plants > ¼ of area — points = 1 Does not meet any of the criteria above for plants — points = 0	3
Total for S 1 — Add the points in the boxes above	**6**

Rating of Site Potential If score is: ☐ **12 = H** ☑ **6 - 11 = M** ☐ **0 - 5 = L** *Record the rating on the first page*

S 2.0. Does the landscape have the potential to support the water quality function of the site?	
S 2.1. Is > 10% of the area within 150 ft on the uphill side of the wetland in land uses that generate pollutants? Yes = 1 No = 0	1
S 2.2. Are there other sources of pollutants coming into the wetland that are not listed in question S 2.1? Other Sources Yes = 1 No = 0	0
Total for S 2 — Add the points in the boxes above	**1**

Rating of Landscape Potential If score is: ☑ **1 - 2 = M** ☐ **0 = L** *Record the rating on the first page*

S 3.0. Is the water quality improvement provided by the site valuable to society?	
S 3.1. Does the wetland discharge directly (i.e., within 1 mi) to a stream, river, lake, or marine water that is on the 303(d) list? Yes = 1 No = 0	1
S 3.2. Is the wetland in a basin or sub-basin where water quality is an issue? *At least one aquatic resource in the basin is on the 303(d) list.* Yes = 1 No = 0	1
S 3.3. Has the site been identified in a watershed or local plan as important for maintaining water quality? A*nswer YES if there is a TMDL for the basin in which the unit is found*? Yes = 2 No = 0	0
Total for S 3 — Add the points in the boxes above	**2**

Rating of Value If score is: ☑ **2 - 4 = H** ☐ **1 = M** ☐ **0 = L** *Record the rating on the first page*

Wetland name or number A

SLOPE WETLANDS

Hydrologic Functions - Indicators that the site functions to reduce flooding and stream erosion

S 4.0. Does the site have the potential to reduce flooding and stream erosion?	
S 4.1. Characteristics of plants that reduce the velocity of surface flows during storms: Choose the points appropriate for the description that best fits conditions in the wetland. *Stems of plants should be thick enough (usually > 1/8 in), or dense enough, to remain erect during surface flows.* Dense, uncut, **rigid** plants cover > 90% of the area of the wetland — points = 1 All other conditions — points = 0	0

Rating of Site Potential If score is: ☐ **1 = M** ☑ **0 = L** *Record the rating on the first page*

S 5.0. Does the landscape have the potential to support hydrologic functions of the site?	
S 5.1. Is more than 25% of the area within 150 ft upslope of wetland in land uses or cover that generate excess surface runoff? Yes = 1 No = 0	1

Rating of Landscape Potential If score is: ☑ **1 = M** ☐ **0 = L** *Record the rating on the first page*

S 6.0. Are the hydrologic functions provided by the site valuable to society?	
S 6.1. Distance to the nearest areas downstream that have flooding problems: The sub-basin immediately down-gradient of site has flooding problems that result in damage to human or natural resources (e.g., houses or salmon redds) — points = 2 Surface flooding problems are in a sub-basin farther down-gradient — points = 1 No flooding problems anywhere downstream — points = 0	0
S 6.2. Has the site been identified as important for flood storage or flood conveyance in a regional flood control plan? Yes = 2 No = 0	0
Total for S 6 — Add the points in the boxes above	**0**

Rating of Value If score is: ☐ **2 - 4 = H** ☐ **1 = M** ☑ **0 = L** *Record the rating on the first page*

NOTES and FIELD OBSERVATIONS:

These questions apply to wetlands of all HGM classes.

HABITAT FUNCTIONS - Indicators that site functions to provide important habitat

H 1.0. Does the site have the potential to provide habitat?

H 1.1. Structure of plant community: *Indicators are Cowardin classes and strata within the Forested class.* Check the Cowardin plant classes in the wetland. *Up to 10 patches may be combined for each class to meet the threshold of ¼ ac or more than 10% of the unit if it is smaller than 2.5 ac. Add the number of structures checked.*

☐	Aquatic bed	4 structures or more: points = 4
☐	Emergent	3 structures: points = 2
☑	Scrub-shrub (areas where shrubs have > 30% cover)	2 structures: points - 1
☐	Forested (areas where trees have > 30% cover)	1 structure: points = 0

If the unit has a Forested class, check if:

☐ The Forested class has 3 out of 5 strata (canopy, sub-canopy, shrubs, herbaceous, moss/ground-cover) that each cover 20% within the Forested polygon

0

H 1.2. Hydroperiods

Check the types of water regimes (hydroperiods) present within the wetland. The water regime has to cover more than 10% of the wetland or ¼ ac to count (*see text for descriptions of hydroperiods*).

☐	Permanently flooded or inundated	4 or more types present: points = 3
☐	Seasonally flooded or inundated	3 types present: points = 2
☐	Occasionally flooded or inundated	2 types present: points = 1
☑	Saturated only	1 types present: points = 0
☐	Permanently flowing stream or river in, or adjacent to, the wetland	
☐	Seasonally flowing stream in, or adjacent to, the wetland	
☐	**Lake Fringe wetland**	**2 points**
☐	**Freshwater tidal wetland**	**2 points**

0

H 1.3. Richness of plant species

Count the number of plant species in the wetland that cover at least 10 ft^2.
Different patches of the same species can be combined to meet the size threshold and you do not have to name the species. ***Do not include Eurasian milfoil, reed canarygrass, purple loosestrife, Canadian thistle***

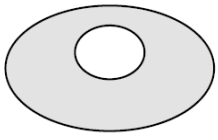
If you counted:	> 19 species	points = 2
	5 - 19 species	points = 1
	< 5 species	points = 0

1

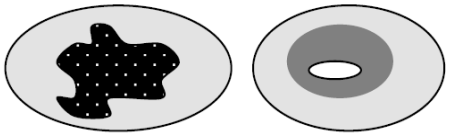
H 1.4. Interspersion of habitats

Decide from the diagrams below whether interspersion among Cowardin plants classes (described in H 1.1), or the classes and unvegetated areas (can include open water or mudflats) is high, moderate, low, or none. *If you have four or more plant classes or three classes and open water, the rating is always high.*

None = 0 points

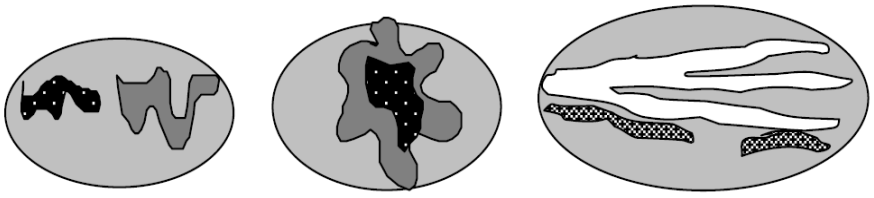


Low = 1 point



Moderate = 2 points

All three diagrams in this row are **HIGH** = 3 points



0

H 1.5. Special habitat features: Check the habitat features that are present in the wetland. *The number of checks is the number of points.* ☑ Large, downed, woody debris within the wetland (> 4 in diameter and 6 ft long) ☑ Standing snags (dbh > 4 in) within the wetland ☐ Undercut banks are present for at least 6.6 ft (2 m) **and/or** overhanging plants extends at least 3.3 ft (1 m) over a stream (or ditch) in, or contiguous with the wetland, for at least 33 ft (10 m) ☐ Stable steep banks of fine material that might be used by beaver or muskrat for denning (> 30 degree slope) OR signs of recent beaver activity are present (*cut shrubs or trees that have not yet weathered where wood is exposed*) ☐ At least ¼ ac of thin-stemmed persistent plants or woody branches are present in areas that are permanently or seasonally inundated (*structures for egg-laying by amphibians*) ☐ Invasive plants cover less than 25% of the wetland area in every stratum of plants (*see H 1.1 for list of strata*)	2
Total for H 1 — Add the points in the boxes above	**3**

Rating of Site Potential If Score is: ☐ **15 - 18 = H** ☐ **7 - 14 = M** ☑ **0 - 6 = L** *Record the rating on the first page*

H 2.0. Does the landscape have the potential to support the habitat function of the site?	
H 2.1 Accessible habitat (include *only habitat that directly abuts wetland unit*). *Calculate:* 1.2 % undisturbed habitat + (0 % moderate & low intensity land uses / 2) = 1.2% If total accessible habitat is: > 1/3 (33.3%) of 1 km Polygon — points = 3 20 - 33% of 1 km Polygon — points = 2 10 - 19% of 1 km Polygon — points = 1 < 10 % of 1 km Polygon — points = 0	0
H 2.2. Undisturbed habitat in 1 km Polygon around the wetland. *Calculate:* 16.5 % undisturbed habitat + (9 % moderate & low intensity land uses / 2) = 21% Undisturbed habitat > 50% of Polygon — points = 3 Undisturbed habitat 10 - 50% and in 1-3 patches — points = 2 Undisturbed habitat 10 - 50% and > 3 patches — points = 1 Undisturbed habitat < 10% of 1 km Polygon — points = 0	2
H 2.3 Land use intensity in 1 km Polygon: If > 50% of 1 km Polygon is high intensity land use — points = (-2) ≤ 50% of 1km Polygon is high intensity — points = 0	-2
Total for H 2 — Add the points in the boxes above	**0**

Rating of Landscape Potential If Score is: ☐ **4 - 6 = H** ☐ **1 - 3 = M** ☑ **< 1 = L** *Record the rating on the first page*

H 3.0. Is the habitat provided by the site valuable to society?	
H 3.1. Does the site provide habitat for species valued in laws, regulations, or policies? *Choose only the highest score that applies to the wetland being rated*. Site meets ANY of the following criteria: — points = 2 ☐ It has 3 or more priority habitats within 100 m (see next page) ☐ It provides habitat for Threatened or Endangered species (any plant or animal on the state or federal lists) ☐ It is mapped as a location for an individual WDFW priority species ☐ It is a Wetland of High Conservation Value as determined by the Department of Natural Resources ☐ It has been categorized as an important habitat site in a local or regional comprehensive plan, in a Shoreline Master Plan, or in a watershed plan Site has 1 or 2 priority habitats (listed on next page) with in 100m — points = 1 Site does not meet any of the criteria above — points = 0	0

Rating of Value If Score is: ☐ **2 = H** ☐ **1 = M** ☑ **0 = L** *Record the rating on the first page*

WDFW Priority Habitats

Priority habitats listed by WDFW (see complete descriptions of WDFW priority habitats, and the counties in which they can be found, in: Washington Department of Fish and Wildlife. 2008. Priority Habitat and Species List. Olympia, Washington. 177 pp.
http://wdfw.wa.gov/publications/00165/wdfw00165.pdf or access the list from here:
http://wdfw.wa.gov/conservation/phs/list/

Count how many of the following priority habitats are within 330 ft (100 m) of the wetland unit: ***NOTE**: This question is independent of the land use between the wetland unit and the priority habitat.*

- ☐ **Aspen Stands**: Pure or mixed stands of aspen greater than 1 ac (0.4 ha).
- ☐ **Biodiversity Areas and Corridors**: Areas of habitat that are relatively important to various species of native fish and wildlife (*full descriptions in WDFW PHS report*).
- ☐ **Herbaceous Balds**: Variable size patches of grass and forbs on shallow soils over bedrock.
- ☐ **Old-growth/Mature forests**: Old-growth west of Cascade crest – Stands of at least 2 tree species, forming a multi-layered canopy with occasional small openings; with at least 8 trees/ac (20 trees/ha) > 32 in (81 cm) dbh or > 200 years of age. Mature forests – Stands with average diameters exceeding 21 in (53 cm) dbh; crown cover may be less than 100%; decay, decadence, numbers of snags, and quantity of large downed material is generally less than that found in old-growth; 80-200 years old west of the Cascade crest.
- ☐ **Oregon White Oak**: Woodland stands of pure oak or oak/conifer associations where canopy coverage of the oak component is important (*full descriptions in WDFW PHS report p. 158 – see web link above*).
- ☐ **Riparian**: The area adjacent to aquatic systems with flowing water that contains elements of both aquatic and terrestrial ecosystems which mutually influence each other.
- ☐ **Westside Prairies**: Herbaceous, non-forested plant communities that can either take the form of a dry prairie or a wet prairie (*full descriptions in WDFW PHS report p. 161 – see web link above*).
- ☐ **Instream**: The combination of physical, biological, and chemical processes and conditions that interact to provide functional life history requirements for instream fish and wildlife resources.
- ☐ **Nearshore**: Relatively undisturbed nearshore habitats. These include Coastal Nearshore, Open Coast Nearshore, and Puget Sound Nearshore. (*full descriptions of habitats and the definition of relatively undisturbed are in WDFW report – see web link on previous page*).
- ☐ **Caves**: A naturally occurring cavity, recess, void, or system of interconnected passages under the earth in soils, rock, ice, or other geological formations and is large enough to contain a human.
- ☐ **Cliffs**: Greater than 25 ft (7.6 m) high and occurring below 5000 ft elevation.
- ☐ **Talus**: Homogenous areas of rock rubble ranging in average size 0.5 - 6.5 ft (0.15 - 2.0 m), composed of basalt, andesite, and/or sedimentary rock, including riprap slides and mine tailings. May be associated with cliffs.
- ☐ **Snags and Logs**: Trees are considered snags if they are dead or dying and exhibit sufficient decay characteristics to enable cavity excavation/use by wildlife. Priority snags have a diameter at breast height of > 20 in (51 cm) in western Washington and are > 6.5 ft (2 m) in height. Priority logs are > 12 in (30 cm) in diameter at the largest end, and > 20 ft (6 m) long.

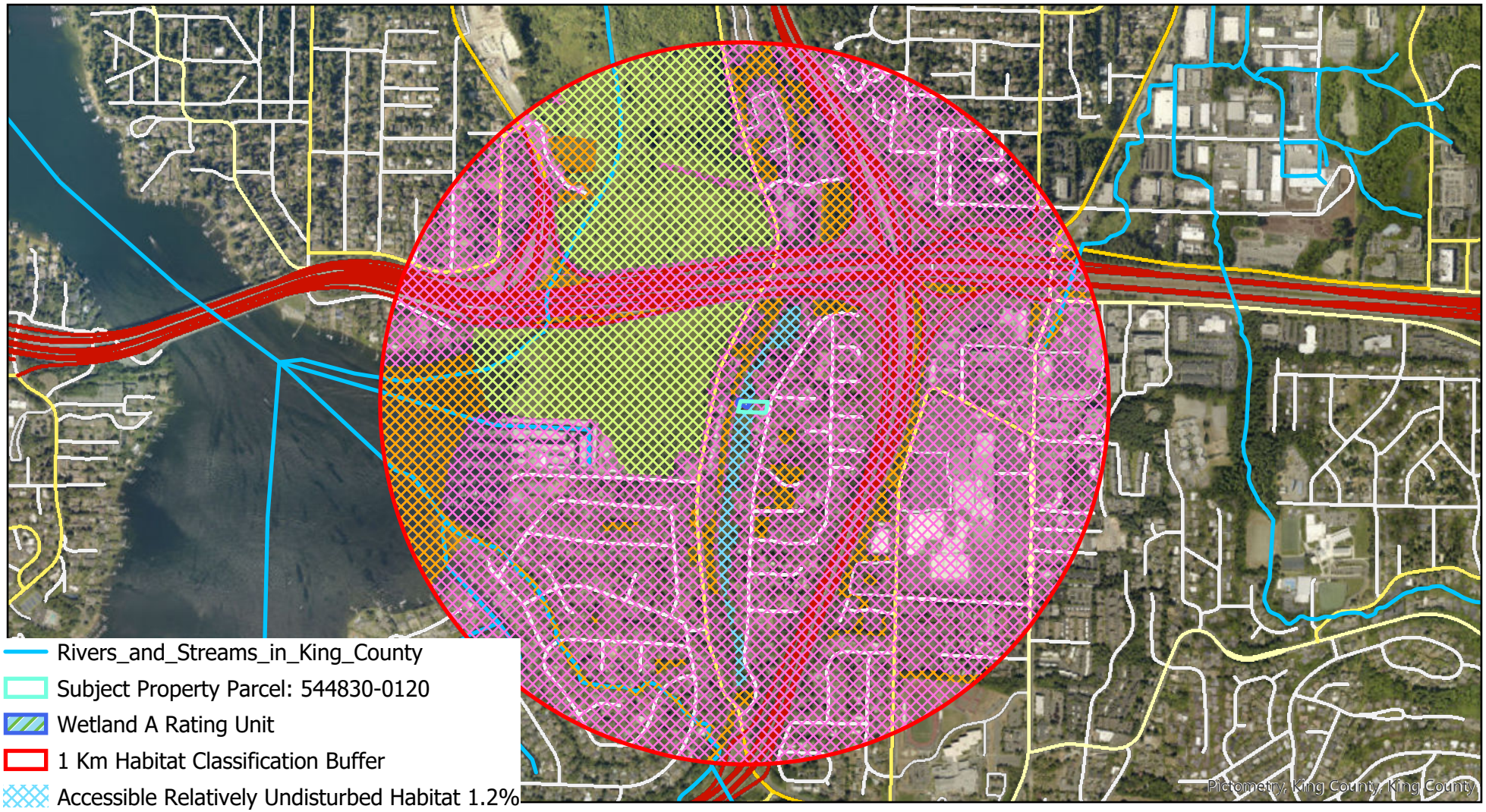
Note: All vegetated wetlands are by definition a priority habitat but are not included in this list because they are addressed elsewhere.

3721 120th Ave SE
Bellevue, WA 98006
City of Bellevue
Parcel: 544830-0120

Altmann Oliver Associates, LLC
PO Box 578 Carnation, WA 98014 Office (425) 333-4535 Fax (425) 333-4509
AOA Environmental Planning & Landscape Architecture

Figure A

AOA - 5961



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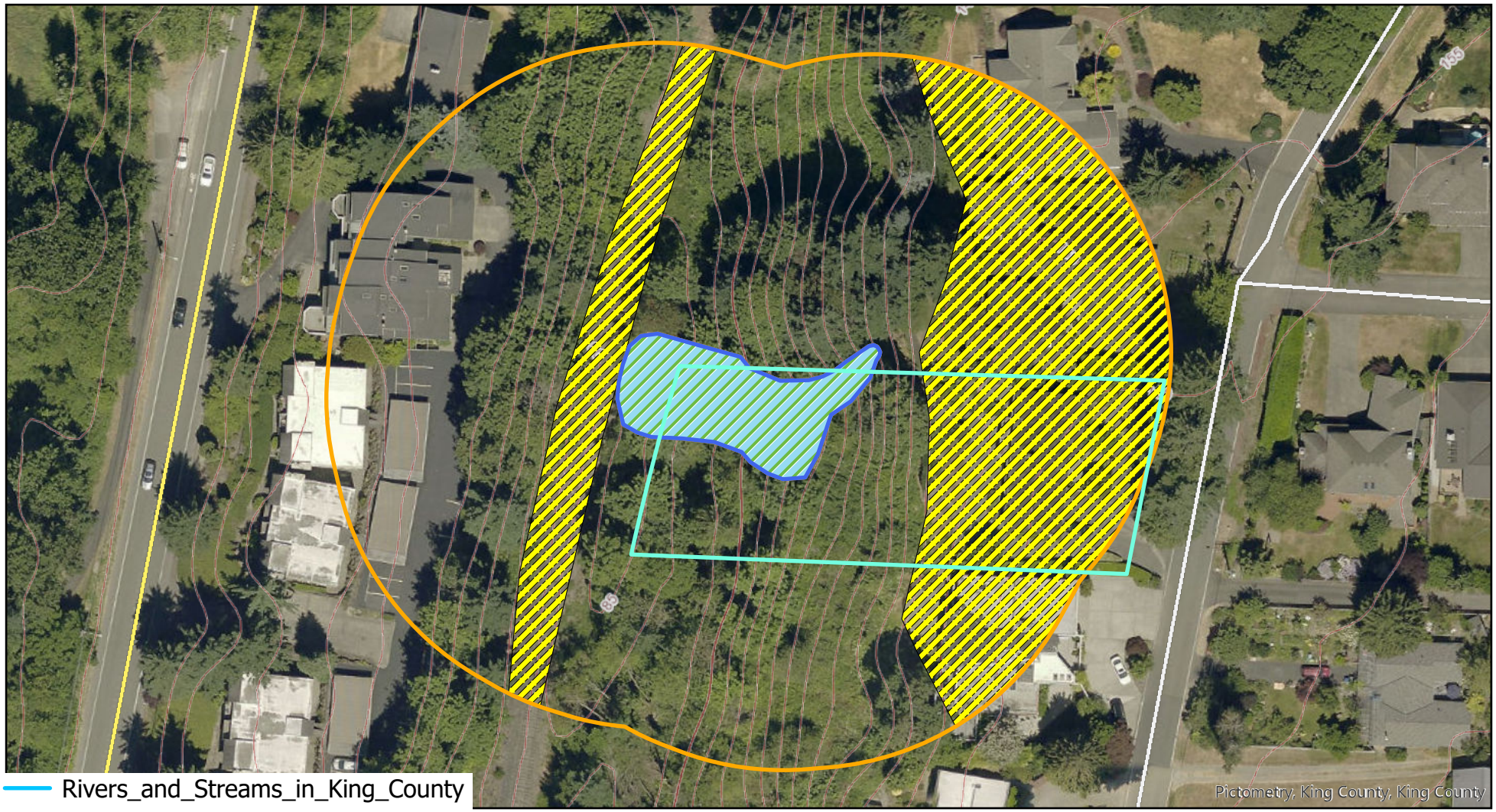
AOA Environmental Planning & Landscape Architecture

Figure B

AOA - 5961



Rivers_and_Streams_in_King_County
Subject Property Parcel: 544830-0120
Wetland A Rating Unit
150' Pollution Buffer
Pollution Generating Surfaces 31.1%

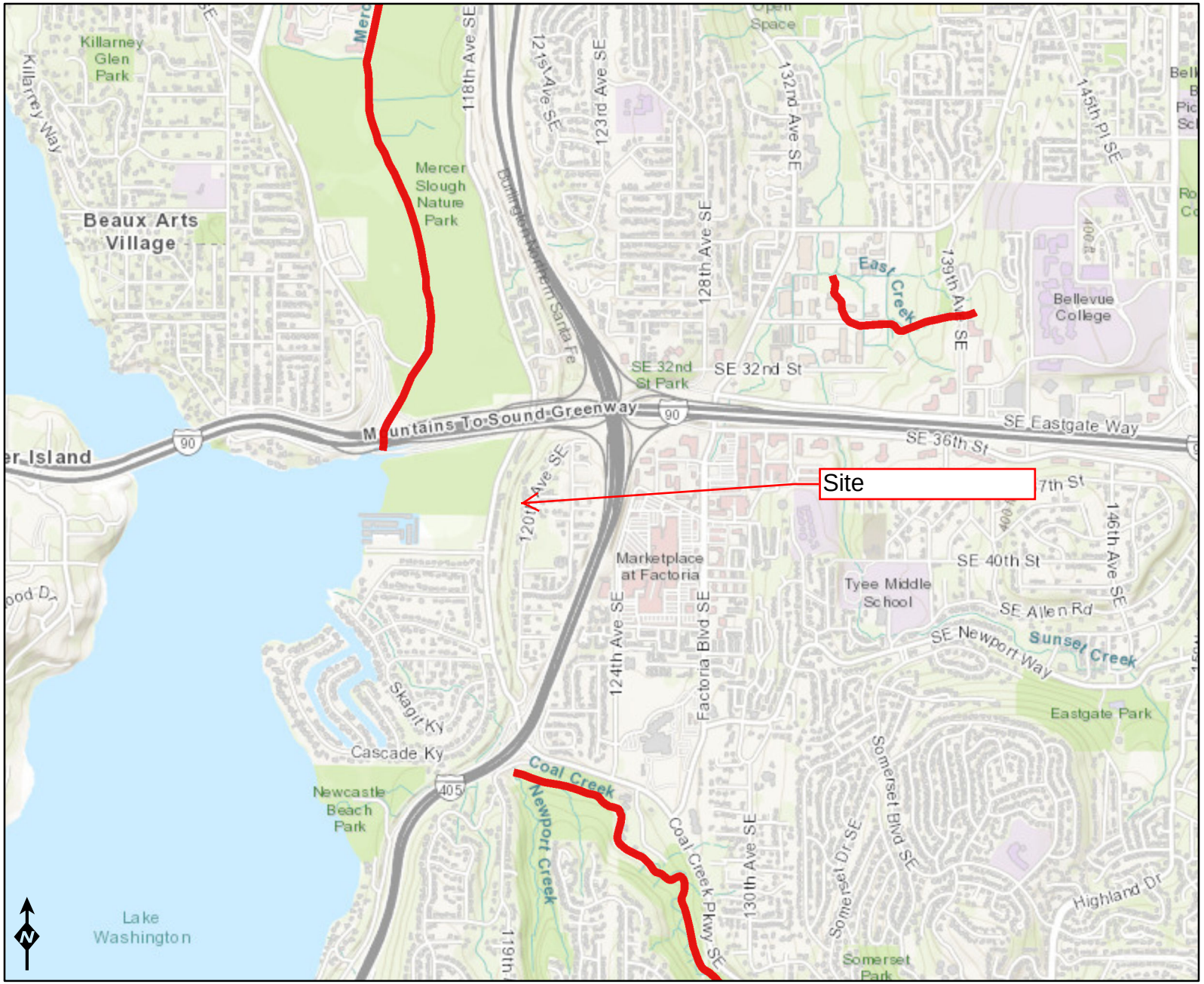
0 25 50 100 150 200
US Feet

N

June 23, 2019

Water Quality Atlas Map

Figure C



Assessed Waters/Sediment

Water
- Category 5 - 303d
- Category 4C
- Category 4B
- Category 4A
- Category 2
- Category 1

Sediment
- Category 5 - 303d
- Category 4C
- Category 4B
- Category 4A
- Category 2
- Category 1

Miles
0 0.25 0.5 1

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and

DEPARTMENT OF ECOLOGY
State of Washington

http://www.ecy.wa.gov:80/programs/wq/tmdl/TMDLsbyWria/tmdl-wria08.html Go NOV MAR OCT
15 captures 30
26 Jul 2009 - 24 Oct 2017 2015 2017 2018
About this capture

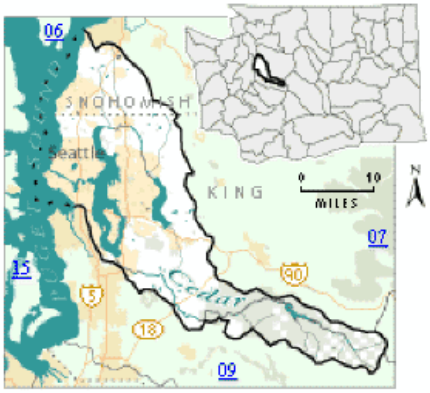
DEPARTMENT OF ECOLOGY
State of Washington

Figure D

Water Quality Improvement Projects (TMDLs)

WRIA 8: Cedar-Sammamish

The following table lists overview information for water quality improvement projects (including total maximum daily loads, or TMDLs) for this water resource inventory area (WRIA). Please use links (where available) for more information on a project.



Counties

- King
- Snohomish

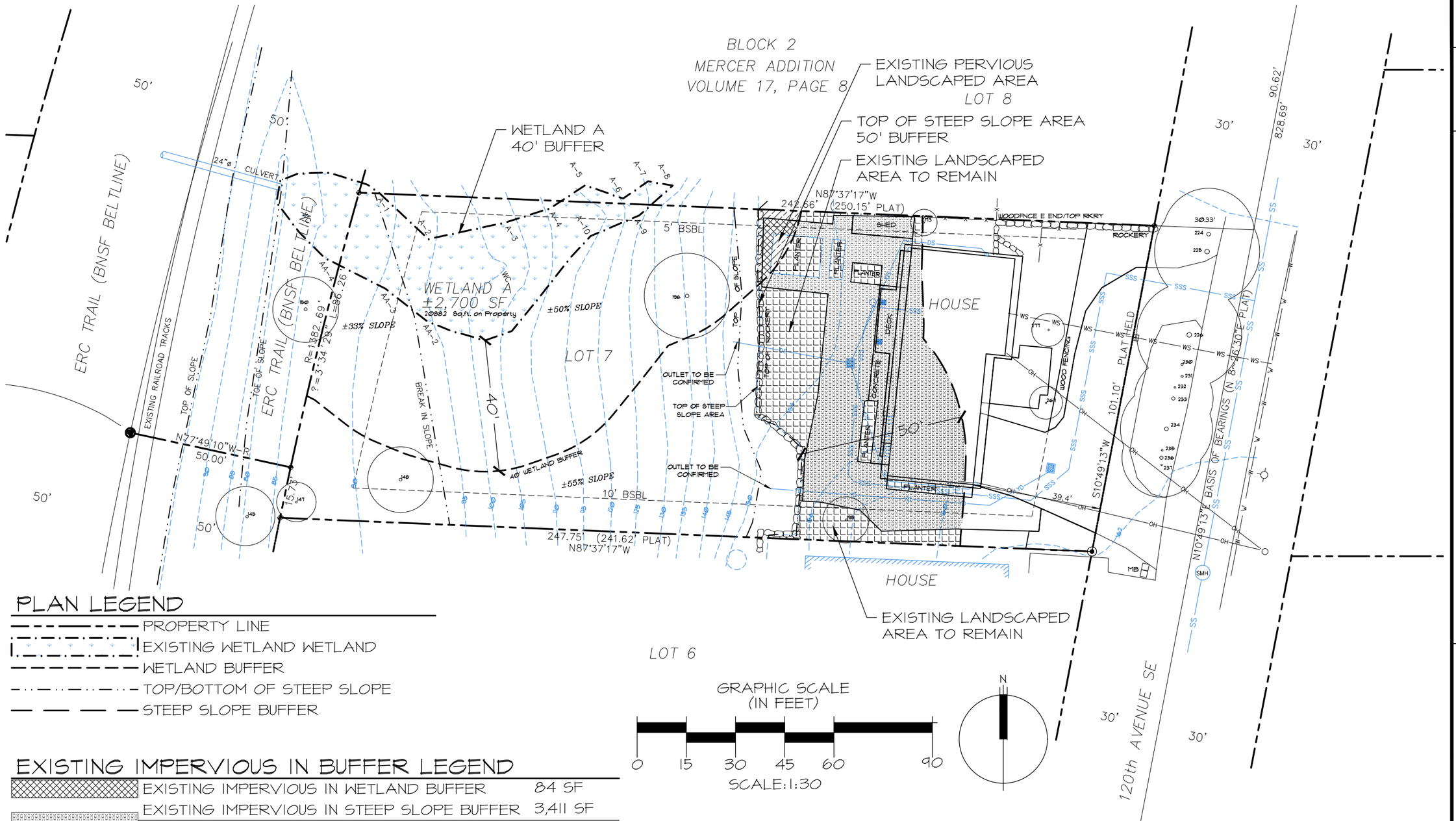
Waterbody Name	Pollutants	Status**	TMDL Lead
Ballinger Lake	Total Phosphorus	Approved by EPA	Tricia Shoblom 425-649-7288
Bear-Evans Creek Basin	Fecal Coliform	Approved by EPA	Joan Nolan 425-649-4425
	Dissolved Oxygen Temperature	Approved by EPA	
Cottage Lake	Total Phosphorus	Approved by EPA Has an implementation plan	Tricia Shoblom 425-649-7288
Issaquah Creek Basin	Fecal Coliform	Approved by EPA	Joan Nolan 425-649-4425
Little Bear Creek Tributaries: Trout Stream Great Dane Creek Cutthroat Creek	Fecal Coliform	Approved by EPA	Ralph Svrjcek 425-649-7036
North Creek	Fecal Coliform	Approved by EPA Has an implementation plan	Ralph Svrjcek 425-649-7036
Pipers Creek	Fecal Coliform	Approved by EPA	Joan Nolan 425-649-4425
Sammamish River	Dissolved Oxygen Temperature	Field work starts summer 2015	Ralph Svrjcek 425-649-7036
Swamp Creek	Fecal Coliform	Approved by EPA Has an implementation plan	Ralph Svrjcek 425-649-7036

*** Status** *will be listed as one of the following: Approved by EPA, Under Development or Implementation*

For more information about WRIA 8:

- Waterbodies in WRIA 8 - using the Water Quality Assessment Query Tool
- Watershed Information for WRIA 8

* The Department of Ecology and other state resource agencies frequently use a system of 62 "Water Resource Inventory Areas" or "WRIAs" to refer to the state's major watershed basins.



PLAN LEGEND

- PROPERTY LINE
- EXISTING WETLAND WETLAND
- WETLAND BUFFER
- TOP/BOTTOM OF STEEP SLOPE
- STEEP SLOPE BUFFER

EXISTING IMPERVIOUS IN BUFFER LEGEND

EXISTING IMPERVIOUS IN WETLAND BUFFER	84 SF
EXISTING IMPERVIOUS IN STEEP SLOPE BUFFER	3,411 SF
TOTAL EXISTING IMPERVIOUS IN BUFFERS	3,495 SF

EXISTING PERVIOUS IN BUFFER LEGEND

EXISTING PERVIOUS IN WETLAND BUFFER	105 SF
EXISTING PERVIOUS IN STEEP SLOPE BUFFER	1,675 SF
TOTAL EXISTING PERVIOUS IN BUFFERS	1,780 SF

NOTES

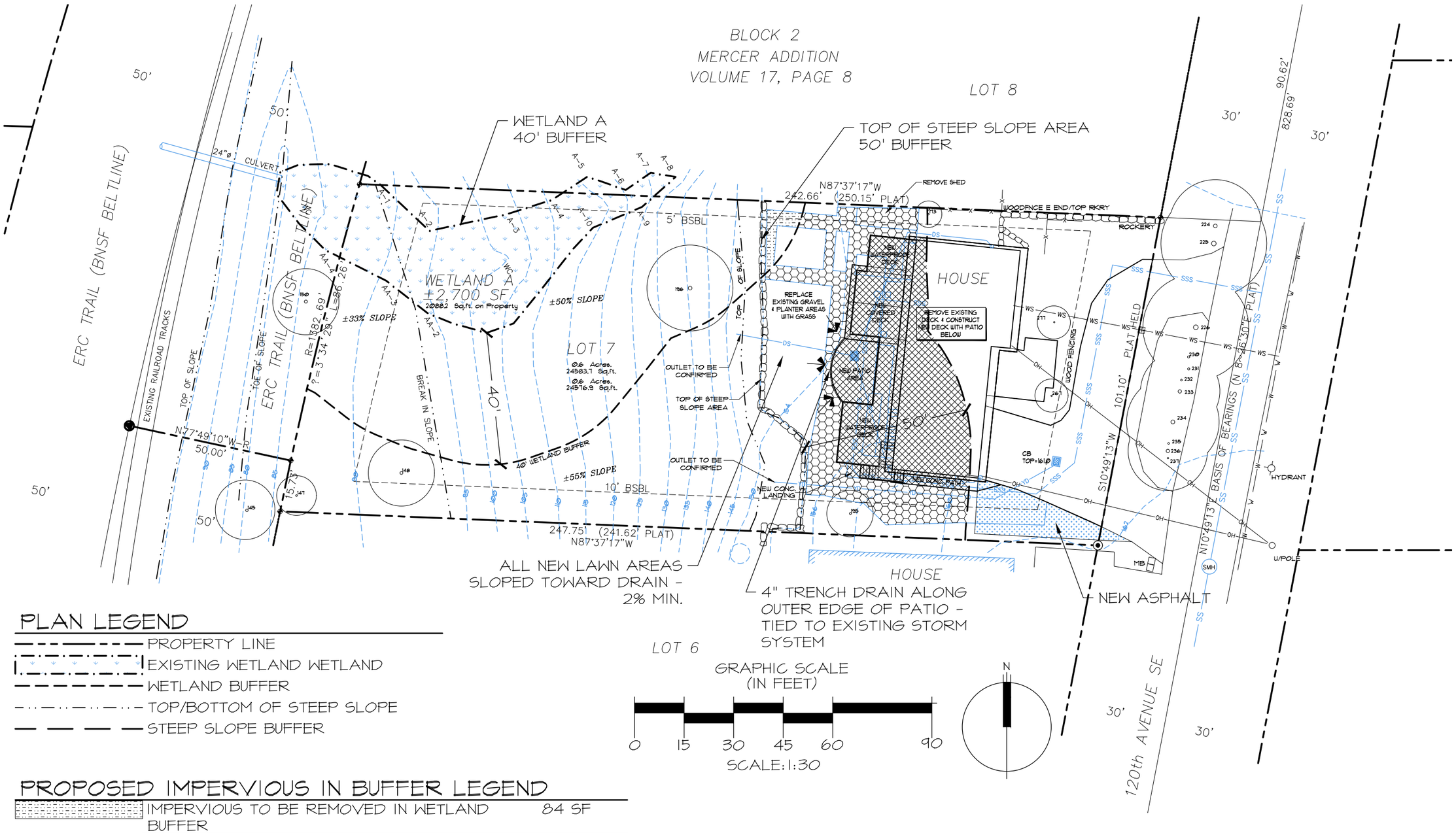
1. BASE INFORMATION PROVIDED BY ARCHITECTURAL INNOVATIONS, P.S., 14311 SE 16TH ST., BELLEVUE, WA 98007, (425) 641-5320.

PROJECT 5961
DRAWN SO
SCALE AS NOTED
DATE 1-10-20
REVISED
1/2

FIGURE 1: EXISTING CONDITIONS
BUFFER ENHANCEMENT PLAN
BACHES PROPERTY
BELLEVUE, WASHINGTON

Altmann Oliver Associates, LLC
AOA
Environmental Planning & Landscape Architecture
PO Box 578 Carnation, WA 98014 Office (425) 333-4535 Fax (425) 333-4599

5961-MIT-12-31-19.dwg



PLAN LEGEND

- PROPERTY LINE
- EXISTING WETLAND WETLAND
- WETLAND BUFFER
- TOP/BOTTOM OF STEEP SLOPE
- STEEP SLOPE BUFFER

PROPOSED IMPERVIOUS IN BUFFER LEGEND

IMPERVIOUS TO BE REMOVED IN WETLAND BUFFER	84 SF
NET REDUCTION OF IMPERVIOUS IN WETLAND BUFFER	84 SF
IMPERVIOUS IN STEEP SLOPE BUFFER TO BE REMOVED	1,268 SF
IMPERVIOUS IN STEEP SLOPE BUFFER TO REMAIN	2,331 SF
NET REDUCTION IN IMPERVIOUS IN STEEP SLOPE BUFFER	2,143 SF

NOTES

1. BASE INFORMATION PROVIDED BY ARCHITECTURAL INNOVATIONS, P.S., 14311 SE 16TH ST., BELLEVUE, WA 98007, (425) 641-5320.

PROJECT 5961
DRAWN SO
SCALE AS NOTED
DATE 1-10-20
REVISED
2/2

FIGURE 2: PROPOSED SITE PLAN - CRITICAL AREAS MAP
BUFFER ENHANCEMENT PLAN
BACHES PROPERTY
BELLEVUE, WASHINGTON

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